



LEGEND

PROPERTY/STREET LINE	[Symbol]	ELECTRIC TRANSFORMER
BUILDING SETBACK LINE	[Symbol]	AIR CONDITIONING UNIT
EASEMENT LINE	[Symbol]	LIGHT POLE
OVERHEAD WIRES	[Symbol]	SPAN POLE
EXISTING CONTOUR	[Symbol]	TRAFFIC HAND HOLE
UTILITY POLE/GUY	[Symbol]	SINGLE POLE SIGN
IRON PIPE/PIN/DRILL HOLE	[Symbol]	DOUBLE POLE SIGN
MONUMENT	[Symbol]	GAS VALVE
WELL	[Symbol]	WATER VALVE
WOOD FENCE	[Symbol]	WATER SHUTOFF
CONIFEROUS TREE	[Symbol]	HYDRANT
DECIDUOUS TREE	[Symbol]	WATER METER
BOLLARD	[Symbol]	ARBOR VITAE
UNDERGROUND ELECTRIC	[Symbol]	BIRCH
GAS MAIN	[Symbol]	CEDAR
WATER MAIN	[Symbol]	CHERRY
UNDERGROUND TELEPHONE	[Symbol]	LOCUST
RESIDENTIAL UNITS PARKING (LIMITED COMMON ELEMENT)	[Symbol]	MPL
COMMERCIAL UNITS PARKING (LIMITED COMMON ELEMENT)	[Symbol]	L.S.
RESIDENTIAL HANDICAP SPACES	[Symbol]	L.C.E.
COMMERCIAL HANDICAP SPACES	[Symbol]	
GENERAL HANDICAP SPACES	[Symbol]	

GENERAL NOTES

- THIS SURVEY AND MAP WERE PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 28, 1996. IT IS A PROPERTY SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY T-2. BOUNDARY DETERMINATION/OPINION IS BASED UPON A DEPENDENT RESURVEY OF THE MAPS REFERENCED IN NOTE 2C AND 2D. THIS MAP IS INTENDED TO DEPICT THE LOCATION OF EXISTING CONDITIONS, PROPERTY LINES, LINES OF OCCUPATION, EASEMENTS AND ENCROACHMENTS.
- REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS ENTITLED:
 - "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF ESSEX VILLAGES OF IVORYTON & CENTERBROOK - MAIN STREET FROM NORTH MAIN STREET EASTERLY TO THE MIDDLESEX TURNPIKE ROUTE NO. 144", NO.: 49-01, SHEET NO.: 4 OF 4, SCALE: 1"=40', DATED: JUNE 30, 1932 AND REVISED: JUNE 1955.
 - "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF ESSEX - CENTERBROOK - WESTBROOK ROAD FROM CENTERBROOK SOUTHERLY ABOUT 4,300 FEET, ROUTE NO. 153", NO.: 49-12, SHEET NO.: 1 OF 2, SCALE: 1"=40', DATED: JULY 31, 1935 AND REVISED: FEBRUARY 24, 1967.
 - "EXHIBIT A-3 PREPARED FOR SPENCER'S CORNER A CONDOMINIUM MAIN STREET & WESTBROOK ROAD CENTERBROOK ESSEX, CONNECTICUT", BY: ANGUS McDONALD/GARY SHARPE & ASSOCIATES, INC., SCALE: 1"=20' AND DATED: FEB. 15, 1986.
 - "SITE EVALUATION PLAN PREPARED FOR SPENCER'S CORNER ESSEX, CT.", BY: DOANE-COLLINS ENGINEERING ASSOCIATES, LLC, SCALE: 1"=40', DATED: 01/04/06 AND LAST REVISED: 03/22/07.
- THIS PARCEL IS ZONED "C COMMERCIAL". SETBACK REQUIREMENTS ARE GENERALLY: FRONT SETBACK 30', REAR SETBACK 30' AND SIDE SETBACK 15'.
- BEARINGS SHOWN HEREON ARE BASED UPON THE MAP REFERENCED IN NOTE 2C.
- BUILDING TIES DEPICTED HEREON WERE TAKEN FROM THE MAP REFERENCED IN NOTE 2C.
- CONTOURS AND ELEVATIONS REFER TO NAVD 88 AND ARE BASED UPON CGS BM 815. ELEVATIONS ARE 0.34 FEET LESS THAN THOSE SHOWN ON THE MAP REFERENCED IN NOTE 2C.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND INFORMATION PROVIDED BY OTHERS. THEIR TRUE LOCATION MAY VARY FROM THOSE INDICATED AND ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. UTILIZE THE "CALL BEFORE YOU DIG" NUMBER (1-800-922-4455) TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES.

COMMON INTEREST OWNERSHIP ACT (CIOA) NOTES

- Development rights are reserved for the entire 3.42 acres, the buildings located thereon and the septic systems serving those buildings pursuant to article 9 of the Amended and Restated Declaration to which this Survey is attached.
- Infrastructure improvements including but not limited to: septic systems and other infrastructure improvements required by the Zoning Commission approval and the Residential Units MUST BE BUILT.
- The apartments within the Residential Units NEED NOT BE BUILT.

THE COMMON INTEREST COMMUNITY IS SPENCER'S CORNER CONDOMINIUM AND THE ASSOCIATION OF UNIT OWNERS IS SPENCER'S CORNER OWNERS ASSOCIATION, INC.

THIS SURVEY ENTITLED "EXHIBIT A-3" TOGETHER WITH THE PLANS "EXHIBIT A-4" CONTAINS ALL THE INFORMATION REQUIRED FOR THE SURVEY BY SECTION 47-22B OF THE CONNECTICUT GENERAL STATUTES

DAVID A. ANNINO, LLC
ORIGINAL INK DRAWING

DAVID A. ANNINO, LS 70126

11/16/2020
DATE

ANNINO SURVEY, LLC
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OLD SAYBROOK, CT 06475
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FAX: (860) 388-2068

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

11/16/2020
DATE

DAVID A. ANNINO, LS 70126
THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND UNBOSSED SEAL

EXHIBIT A-3
IMPROVEMENT LOCATION SURVEY
SPENCER'S CORNER - A COMMON INTEREST COMMUNITY
90 MAIN STREET
VILLAGE OF CENTERBROOK, ESSEX, CONNECTICUT

DATE:
NOVEMBER 15, 2019
SCALE:
1"=30'